

64 GOTHIC STREET CONDOMINIUM ASSOCIATION UNIT OWNER'S ANNUAL MEETING MINUTES

DRAFT

Time and Place: November 10, 2021, 5:30 p.m.
Via Zoom

Trustees Present: Frederick Fierst, President/Chairman of the Board
Dorothy Gorra
Don Hafner, in place of Richard Katsanos (proxy for E. Jendry)

Also, Present: Donna Golec, Owner of Kendrick Property Management (KPM)
Bob Sears, GM Field Maintenance
Edward Etheredge
Kenneth Neiman
Eva Fierst

The annual Unit Owner's meeting was called to review the state of affairs of the condominium association, and to provide an opportunity for Unit Owners to raise any issues that relate to the ongoing maintenance of the building and grounds.

The following meeting minutes were prepared by Donna Golec and Don Hafner. Any exceptions and/or omissions should be noted by the pertinent party and should be submitted for clarification at the next Unit Owner's Annual Meeting.

1.0 The meeting was called to order at approximately 5:42 p.m. following Trustee meeting. A quorum of 78% was established.

2.0 Approval of Minutes:

The Unit Owner's minutes convened on November 18, 2020, were reviewed, and approved.

Voted: Motion to Accept-E. Etheredge, 2nd-F. Fierst, unanimously approved by Owners.

3.0 Property Manager's Report:

Summary provided by F. Fierst from the Trustee meeting regarding the property maintenance and financial condition.

- Trustees approved a 2.5% increase to monthly condo fees as of 1/1/22 to support the operational Budget & funding of the Reserve. Discussion regarding inflation and the need to preserve funds.
- Maintenance – In 2021, the power washing uncovered more than expected of siding replacement. Staining will continue in 2021. Pole light out by front steps.
 - Plans for 2022 – include continued siding repairs & staining and adding another whiskey bucket to the front.
 - Discussion on the outdoor lighting repairs.
 - Question on the irrigation system - April check & opening. October the system is drained & shut down.

4.0 Trustee Report – see above.

5.0 Old Business:

5.1 Electric car option for parking lot.

6.0 New Business:

6.1 Discussion on how to encourage other owners to participate in the management of the property. The importance of having fresh eyes.

7.0 Officers of the Board of Trustees:

- Motion was made to select the following slate of Trustees for a 1-year term.
Voted: The following slate of Trustees were nominated by K. Neiman, 2nd-E. Fierst and unanimously approved by Owners.

Commercial Trustees

Frederick U. Fierst, Chairman of the Board

Vincent J. Mariano, Treasurer

Residential Trustees

Dorothy Gorra

Dan Fierst

At Large Trustee

Don Hafner, Secretary

The next Annual Owner's meeting has been scheduled for November 9, 2022, following the Trustee meeting which all are welcome to attend. Trustee meeting starts at 5:00 p.m.

The meeting was adjourned around 6:07 p.m.